

184.0

0007

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

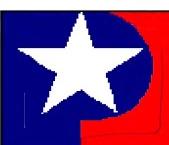
749,200 / 749,200

USE VALUE:

749,200 / 749,200

ASSESSED:

749,200 / 749,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		CAMPBELL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CASSIDY EDWARD F & KAREN A

Owner 2:

Owner 3:

Street 1: 14 CAMPBELL RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1954, having primarily Wood Shingle Exterior and 2268 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6050	Sq. Ft.	Site			0	70.	0.99	7									421,052						421,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6050.000	328,100		421,100	749,200		123958
							GIS Ref
							GIS Ref
							Insp Date
							07/10/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	328,100	0	6,050.	421,100	749,200		Year end	12/23/2021
2021	101	FV	318,000	0	6,050.	421,100	739,100		Year End Roll	12/10/2020
2020	101	FV	318,000	0	6,050.	421,100	739,100		Year End Roll	12/18/2019
2019	101	FV	253,200	0	6,050.	421,100	674,300	674,300	Year End Roll	1/3/2019
2018	101	FV	256,000	0	6,050.	354,900	610,900	610,900	Year End Roll	12/20/2017
2017	101	FV	256,000	0	6,050.	324,800	580,800	580,800	Year End Roll	1/3/2017
2016	101	FV	256,000	0	6,050.	276,700	532,700	532,700	Year End	1/4/2016
2015	101	FV	249,700	0	6,050.	240,600	490,300	490,300	Year End Roll	12/11/2014

Parcel ID 184.0-0007-0002.0

!14325!

PRINT

Date 12/30/21 Time 18:47:06

LAST REV

Date 07/27/18 Time 10:28:01

apro

14325

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WELCH GLADYS L	28164-437		2/10/1998		257,900	No	No	Y	

TAX DISTRICT**PAT ACCT.****BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/19/2006	488	Redo Kit	25,150			G8	GR FY08		7/10/2018	Meas/Inspect	BS	Barbara S
									10/25/2008	Meas/Inspect	345	PATRIOT
									12/29/1999	Meas/Inspect	263	PATRIOT
									7/30/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6 - Colonial				Full Bath: 1	Rating: Average			SCUTTLE.													
Sty Ht: 2 - 2 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall: 26 - Wood	5%			OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																
Color: BEIGE				A Kits:	Rating:																
View / Desir:				Fapl: 1	Rating: Average																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C - Average				CONDOS INFORMATION																	
Year Blt: 1954	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:		Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION								REMODELING									
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.4 %			Exterior:	No Unit	RMS	BRS	FL	RES BREAKDOWN								
Prim Int Wal: 1 - Drywall				Functional:				Interior:	1	8	3										
Sec Int Wall: 8 - Plyw Panel	10 %			Economic:				Additions:													
Partition: T - Typical				Special:				Kitchen:													
Prim Floors: 3 - Hardwood				Override:				Baths:													
Sec Floors:		%		Total:	26.4 %			Plumbing:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ:	130.00			Heating:													
Bsmnt Gar:				Size Adj.: 1.23333335				General:													
Electric: 3 - Typical				Const Adj.: 0.99590039				COMPARABLE SALES				SUB AREA									
Insulation: 2 - Typical				Adj \$ / SQ: 159.676				Rate	Parcel ID	Typ	Date	Sale Price									
Int vs Ext: S				Other Features: 81000																	
Heat Fuel: 1 - Oil				Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 445843																	
% Com Wal		% Sprinkled		Depreciation: 117703																	
				Deprecated Total: 328141																	
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val							SUB AREA DETAIL								
Make:		Model:																			
SPEC FEATURES/YARD ITEMS				Juris. Factor:		Before Depr:	159.68														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value				
PARCEL ID 184-0-0007-0002.0																					
More: N				Total Yard Items:				Total Special Features:				Total:									
IMAGE																AssessPro Patriot Properties, Inc					
																					